



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 3615 East Broad Street Date: 09/25/2019
 Tax Map #: E000129009 Fee: \$300.00
 Total area of affected site in acres: .098 acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-8

Existing Use: new single family built on vacant lot

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

New construction of single family home. (Attachment)

Existing Use: vacant lot previously

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Charles W. Tysinger

Company: SOJO Enterprises L.L.C.
 Mailing Address: 13000 Densmore Court
 City: Henrico State: VA Zip Code: 23233
 Telephone: () 804-347-8335 Fax: ()
 Email: tysingercw@verizon.net

Property Owner: SOJO Enterprises llc

If Business Entity, name and title of authorized signee: Jeffery H. Farrar; Frederic H. Farrar; Charles W. Tysinger, Partners

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 13000 Densmore Court
 City: Henrico State: VA Zip Code: 23233
 Telephone: () 804-347-8335 Fax: ()
 Email: tysingercw@verizon.net

Property Owner Signature:

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Applicant's Report Attachment

3615 East Broad Street

SoJo Enterprises, LLC (property owner) is requesting a special use permit for the single-family residence at 3615 East Broad Street.

This residence at 3615 East Broad Street was built by Farrar Construction LLC (builder) based on the stamped and approved plans from the City of Richmond Building Permits Office. This project entailed multiple submissions in effort to meet the requirements of Planning, Zoning and Building. Human errors were made by both the City Departments, as well as, C.E. Duncan & Associates (engineering firm.) The builder operated at the direction of the engineering firm and their site plan.

Before the project started, the builder proposed to Marianne Pitts at C.A.R to align 3615 East Broad with 3611 East Broad since 3613 East Broad is a vacant lot. An approval was given to the builder by C.A.R.

When the builder went to apply for the final Zoning approval and certificate of occupancy, it was brought to the builder's attention that the residence was not in accordance to zoning requirements of 18 feet from the front property line. Our site plans were submitted and approved by the Building department based on 20 feet. The final As Is Survey is 20 feet 4 inches, due to a marking error by the engineering firm. The engineering firm pinned both the foundation and footings for the builder. The engineering firm's measurements and markings were based on the approved site plan. The builder forwarded the approval email to the

engineering firm that showed the approved site plan signed by David Muyondo from the City department dated October, 4th, 2018.

A footing inspection was done on October, 15th, 2018 by Dale Windham, followed by a foundation inspection by Don Drummond on November, 2, 2019. A set of site plans, blueprints, and copy of building permit were present for all inspections. The subject of front yard setback was never broached by either inspector.

This request is not:

Detrimental to the safety, health, morals and general welfare of the community involved;

Create congestion in streets, roads, alleys and other public ways and places in the area involved;

Create hazards from fire, panic or other dangers;

Tend to cause overcrowding of land and an undue concentration of population;

Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or

Interfere with adequate light and air;

The property owner asks for your kind consideration that this special use permit be granted in that there are no adverse impacts on the neighborhood or surrounding structures.

This special use permit will be compliant with the City's Master Plan and will be compatible with the surrounding area and it is an appropriate use for the site. The property owner and builder

sincerely apologize for the lack of oversight and will ensure this error does not happen in the future.